

# Hanover

## April 2024 Market Snapshot

| Units    | Address              | Style    | Bedrms | Baths | DOM | Orig. List Price | List Price | Sales Price | SP:LP   | Total Assessment | SP:AV |
|----------|----------------------|----------|--------|-------|-----|------------------|------------|-------------|---------|------------------|-------|
| 1        | 5 Highview Avenue    | CapeCod  | 3      | 2.0   | 12  | \$420,000        | \$420,000  | \$490,500   | 116.79% | \$253,500        | 1.93  |
| 2        | 39 Mountain Avenue   | CapeCod  | 3      | 2.0   | 23  | \$475,000        | \$475,000  | \$510,000   | 107.37% | \$341,600        | 1.49  |
| 3        | 144 Park Avenue      | Colonial | 3      | 1.0   | 17  | \$549,000        | \$549,000  | \$585,000   | 106.56% | \$292,600        | 2.00  |
| 4        | 5 Frederick Place    | CapeCod  | 3      | 1.1   | 18  | \$599,000        | \$599,000  | \$585,000   | 97.66%  | \$361,700        | 1.62  |
| 5        | 85 Highland Avenue   | CapeCod  | 3      | 2.0   | 11  | \$565,000        | \$565,000  | \$600,000   | 106.19% | \$366,100        | 1.64  |
| 6        | 1104 Fawnridge Place | TwnEndUn | 3      | 2.1   | 7   | \$590,000        | \$590,000  | \$620,000   | 105.08% | \$361,400        | 1.72  |
| 7        | 10 Countrywood Drive | SplitLev | 3      | 2.1   | 28  | \$699,888        | \$699,888  | \$685,000   | 97.87%  | \$375,600        | 1.82  |
| 8        | 45 Cross Road        | Bi-Level | 4      | 1.2   | 24  | \$675,000        | \$675,000  | \$749,914   | 111.10% | \$406,100        | 1.85  |
| Averages |                      |          |        |       | 18  | \$571,611        | \$571,611  | \$603,177   | 106.08% |                  | 1.76  |

### *"Active"* Listings in Hanover

Number of Units: 5  
 Average List Price: \$833,800  
 Average Days on Market: 33

### *"Under Contract"* Listings in Hanover

Number of Units: 16  
 Average List Price: \$822,788  
 Average Days on Market: 20

# Hanover 2024 Year to Date Market Trends

| YTD             | January   | February  | March     | April     | May | June | July | August | September | October | November | December | YTD AVG   |
|-----------------|-----------|-----------|-----------|-----------|-----|------|------|--------|-----------|---------|----------|----------|-----------|
| Days on Market  | 28        | 39        | 54        | 18        |     |      |      |        |           |         |          |          | 31        |
| List Price      | \$720,256 | \$909,975 | \$562,475 | \$571,611 |     |      |      |        |           |         |          |          | \$674,108 |
| Sales Price     | \$733,714 | \$915,000 | \$567,750 | \$603,177 |     |      |      |        |           |         |          |          | \$690,975 |
| SP:LP%          | 102.53%   | 99.98%    | 102.60%   | 106.08%   |     |      |      |        |           |         |          |          | 103.33%   |
| SP to AV        | 1.62      | 1.00      | 1.60      | 1.76      |     |      |      |        |           |         |          |          | 1.66      |
| # Units Sold    | 7         | 4         | 4         | 8         |     |      |      |        |           |         |          |          | 23        |
| 3 Mo Rate of Ab | 1.00      | 1.76      | 0.86      | 1.41      |     |      |      |        |           |         |          |          | 1.26      |
| Active Listings | 6         | 5         | 6         | 5         |     |      |      |        |           |         |          |          | 6         |
| Under Contracts | 6         | 12        | 12        | 16        |     |      |      |        |           |         |          |          | 12        |

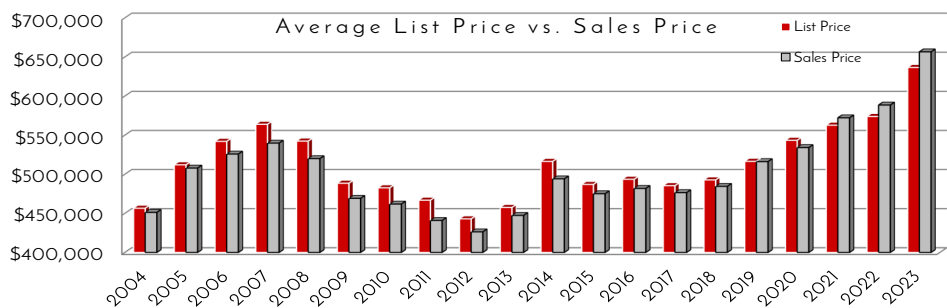
## Flashback! YTD 2023 vs YTD 2024

| YTD         | 2023      | 2024      | % Change |
|-------------|-----------|-----------|----------|
| DOM         | 40        | 31        | -22.97%  |
| Sales Price | \$617,880 | \$690,975 | 11.83%   |
| LP:SP       | 101.72%   | 103.33%   | 1.58%    |
| SP:AV       | 1.50      | 1.66      | 11.33%   |



| YTD             | 2023 | 2024 | % Change |
|-----------------|------|------|----------|
| # Units Sold    | 25   | 23   | -8.00%   |
| Rate of Ab 3 Mo | 1.48 | 1.26 | -14.89%  |
| Actives         | 7    | 6    | -15.38%  |
| Under Contracts | 12   | 12   | -6.12%   |

## Hanover Yearly Market Trends

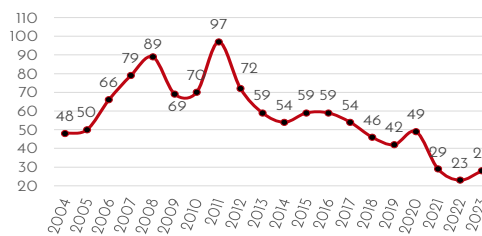


| Year | 2004      | 2005      | 2006      | 2007      | 2008      | 2009      | 2010      | 2011      | 2012      | 2013      | 2014      | 2015      | 2016      | 2017      | 2018      | 2019      | 2020      | 2021      | 2022      | 2023      |
|------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| LP   | \$456,925 | \$512,057 | \$542,066 | \$633,884 | \$542,384 | \$488,521 | \$482,619 | \$466,814 | \$442,950 | \$457,509 | \$516,448 | \$486,937 | \$493,568 | \$485,357 | \$492,719 | \$516,923 | \$543,390 | \$562,723 | \$573,920 | \$636,585 |
| SP   | \$451,271 | \$507,922 | \$525,847 | \$539,821 | \$519,983 | \$469,175 | \$461,892 | \$440,899 | \$426,314 | \$447,346 | \$494,127 | \$475,137 | \$481,900 | \$476,492 | \$484,482 | \$506,190 | \$534,152 | \$572,196 | \$588,532 | \$656,535 |

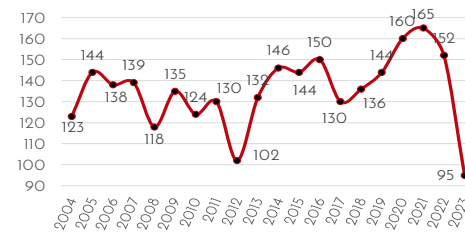
## Hanover Yearly Market Trends



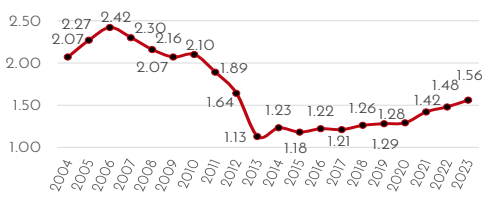
Average Days on Market



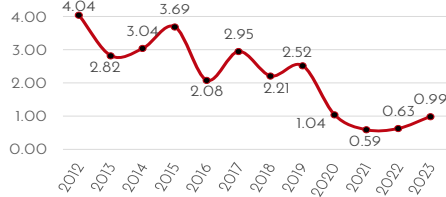
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



Data only available until 2012